

PURCHASE AGREEMENT

WONDA BARKSDALE & JOHN BAYSINGER
1214 Logan St Greenville TX

Buyer A1N2 LLC
38032 Postal Drive #2582
Zephyrhills, FL 33542


This is a contract for the purchase and sale of the following real estate (Property) located in Hunt County, TX.

Parcel Number/APN #: 73186

Legal Description: S4385 ORIG TOWN OF GREENVILLE BLK 476 LOT 11 ACRES .1267

The Buyer and Seller agree to the following terms:


- 1. PRICE:** Buyer will pay **\$15,000.00** A1N2, LLC will place a 150.00 deposit to the title company. There is no financing contingency.
- 2. PAYMENT:** Buyer will pay the purchase price in cash.
- 3. TITLE AND CONVEYANCE:** Seller will transfer marketable title to the Properties by Warranty Deed. All liens and encumbrances will be satisfied at closing by title company.
- 4. CLOSING DATE:** Closing to take place on or before _____, [x] 90 days from this executed contract date.
- 5. CLOSING:** Buyer to pay all closing costs (back taxes, liens, encumbrances, curative title issues, seller's tax proration adjustment, delinquent hoa dues, or any judgements against the property are excluded if there are any).
- 6. CANCELLATION:** Buyer retains the right to terminate this agreement by delivering written notice of cancellation to Seller prior to the closing date for any reason.
- 7. DISCLOSURE:** Each party represents itself. Buyer represents itself exclusively and Seller represents itself exclusively. This contract is assignable. If Buyer timely terminates this Agreement, the deposit paid shall be returned to Buyer, thereupon, Buyer and Seller shall be released of all further obligations under this Agreement. Buyer is a for profit company and Seller agrees to grant Buyer permission to market this property as necessary, including but not limited to local and national advertisements, real estate agents, multiple listing services (MLS), and any other venues they may choose. Each party represents itself. Buyer represents itself exclusively and Seller represents itself exclusively.
- 8. BINDING AGREEMENT:** This agreement is binding on the heirs, administrators, executors, successors, personal representatives and assigns of Buyer and Seller and supersedes all other agreements, written or oral, regarding the subject matter hereof.
- 9. DEADLINE FOR ACCEPTANCE:** The offer of BUYER shall terminate if SELLER has not indicated his acceptance of this Agreement by signing and delivering same or telegraphing acceptance to Buyer or submitting agent before **April 5th, 2024 11:59pm.**

DocuSigned by:


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Buyer Signature

DocuSigned by:



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Seller(s) Signature

DocuSigned by:



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Seller(s) Signature

4/3/2024

Date

4/2/2024

Date

4/3/2024

Date